

PARTITION PLAT NO. P-33-2016

******* APPROVALS *******

CITY FILE NO. 16017

EXAMINED AND APPROVED this 31st day of AUGUST, 20 16.

[Signature]
City of Central Point Planning

EXAMINED AND APPROVED this 31st day of August, 20 16.

[Signature]
Jackson County Surveyor

Examined and approved by Rogue Valley Sewer Services this 31 day of August, 20 16.

[Signature]
General Manager, RVSS

EXAMINED AND APPROVED as required by ORS 92.100 (d) as of September 8, 20 16.

[Signature] Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid

as of Sept 8, 20 16.

[Signature] deputy
Tax Collector

Of Parcel 2 per Partition Plat No. P-72-2007,
& located in the N.E. 1/4 of Section 10,
T.37S., R.2W., W.M. City of Central Point
Jackson County, Oregon

SURVEY FOR:
MICROVELLUM
444 S. HASKELL ST.
CENTRAL POINT, OR 97502

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:
AUGUST 31, 2016

******* RECORDING *******

Filed for record this 8th day of September, 20 16 at
1:27 o'clock P m., and recorded as Partition Plat No. P-33-2016

in "Record of Partition Plats" of Jackson County, Oregon.

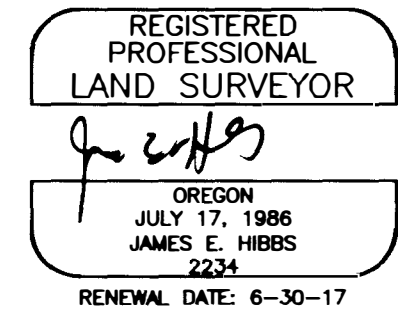
Index Volume 27, Page 33. Document No. 2016-29626, ORJCO.

[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 22068

******* SURVEYOR'S CERTIFICATE *******

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT MADE BY ME COMPLIES WITH THE REGULATIONS FOR UNSURVEYED PARTITIONS AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Parcel 2 of PARTITION PLAT NO. P-27-2007, according to the official thereof, now record, in Jackson County, Oregon and filed as Survey No. 19847 in the Office of the Jackson County Surveyor.



******* DECLARATION *******

Know all men by these presents that MICROVELLUM ASSET MANAGEMENT CO., INC., an Oregon Corporation, is the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and (1) has caused the same to be Partitioned into the Parcels and (2) does hereby make and establish the Private Sanitary Sewer Easement for Parcel 1 (PSSE1) as shown on Sheet 2.

[Signature] DAVID PEEL, President
[Signature] SAMI PEEL, Secretary
MICROVELLUM ASSET MANAGEMENT CO., INC.

STATE OF OREGON) ss [Signature] AUTHORIZED REPRESENTATIVE/AGENT
COUNTY OF JACKSON)

PERSONALLY appeared the above named David Peel and Sami Peel and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 30th day of August, 20 16.

[Signature]

[Signature] Notary Public - Oregon

Commission No. 938458

My Commission Expires May 4, 2019

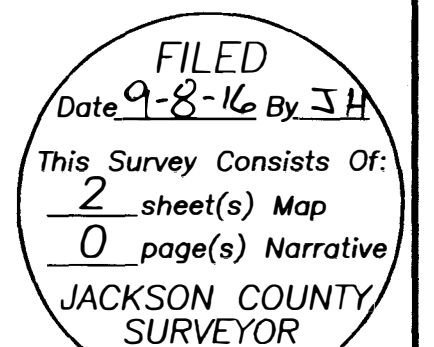
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE CENTRAL POINT FILE 16017.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT. AS THE EXISTING MONUMENTS FIT PLAT RECORD VERY WELL, I POSITIONED THE DESTROYED MONUMENTS AT PLAT RECORD POSITION. THEN I POSITIONED THE PARCEL LINE AS DIRECTED BY THE CLIENT AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
SURVEYOR



SURVEY FOR:
MICROVELLUM
444 S. HASKELL ST.
CENTRAL POINT, OR 97502

SURVEY BY:
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DATE:
AUGUST 31, 2016

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Of Parcel 2 per Partition Plat No. P-72-2007,
& located in the N.E. 1/4 of Section 10,
T.37S., R.2W., W.M. City of Central Point
Jackson County, Oregon

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	54°52'31"	143.66	150.00	S62°34'49"E 138.23
C2	54°52'04"	143.64	150.00	N62°35'03"W 138.22
C3	54°52'31"	105.83	110.50	S62°34'49"E 101.83
C4	23°13'35"	76.82	189.50	N78°24'18"W 76.29

EASEMENTS/EXCEPTIONS PER FIRST AMERICAN PUBLIC RECORD REPORT
3. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

4. These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

5. Easement for transmission and distribution of electricity, granted the Condor Water and Power Company, an Oregon corporation, as set forth in Volume 50, Page 283, and as shown on the recorded plat and dedication of Snowy Butte Station, Phase 2. (To run within 3.0 feet of the railroad right of way). Shown hereon.

6. Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters per V. 228, P. 254 & V. 257, P. 183, JCDR. Non Specific location and these facilities were not found within subject property.

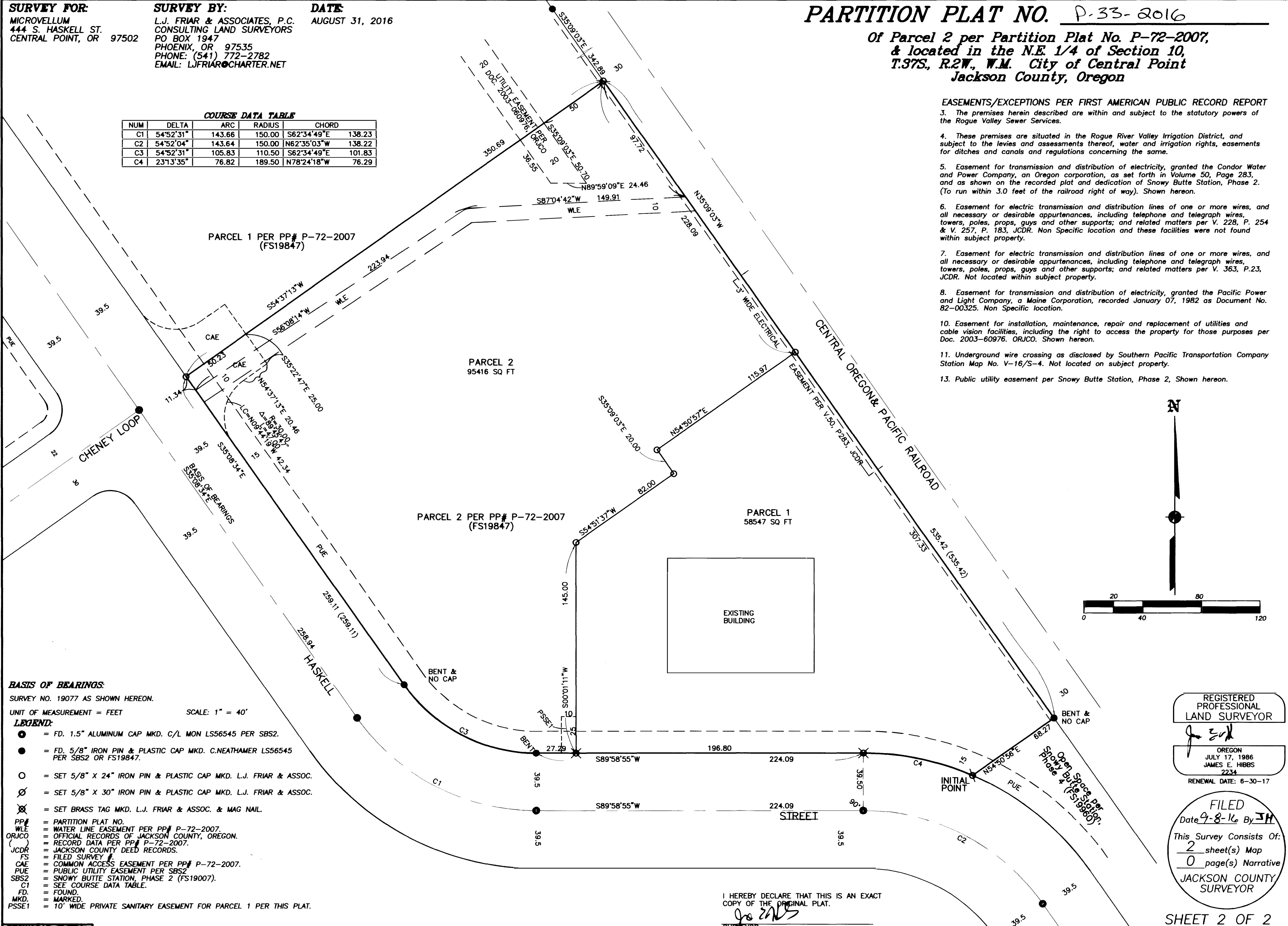
7. Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters per V. 363, P.23, JCDR. Not located within subject property.

8. Easement for transmission and distribution of electricity, granted the Pacific Power and Light Company, a Maine Corporation, recorded January 07, 1982 as Document No. 82-00325. Non Specific location.

10. Easement for installation, maintenance, repair and replacement of utilities and cable vision facilities, including the right to access the property for those purposes per Doc. 2003-60976. ORJCO. Shown hereon.

11. Underground wire crossing as disclosed by Southern Pacific Transportation Company Station Map No. V-16/S-4. Not located on subject property.

13. Public utility easement per Snowy Butte Station, Phase 2, Shown hereon.



BASIS OF BEARINGS:

SURVEY NO. 19077 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 40'

LEGEND:

- = FD. 1.5" ALUMINUM CAP MKD. C/L MON LS56545 PER SBS2.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. C.NEATHAMER LS56545 PER SBS2 OR FS19847.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL.
- PP# = PARTITION PLAT NO.
- WLE = WATER LINE EASEMENT PER PP# P-72-2007.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER PP# P-72-2007.
- JCDR = JACKSON COUNTY DEED RECORDS.
- FS = FILED SURVEY.
- CAE = COMMON ACCESS EASEMENT PER PP# P-72-2007.
- PUE = PUBLIC UTILITY EASEMENT PER SBS2.
- SBS2 = SNOWY BUTTE STATION, PHASE 2 (FS19007).
- C1 = SEE COURSE DATA TABLE.
- FD. = FOUND.
- MKD. = MARKED.
- PSSE1 = 10' WIDE PRIVATE SANITARY EASEMENT FOR PARCEL 1 PER THIS PLAT.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-17

FILED
Date 9-8-16 By JH

This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2